



Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

IF YOU WISH TO ADDRESS THE COMMISSION:

1. Please file a speaker's slip with the Executive Director, and upon recognition by the Chair, approach the rostrum and state your name; speakers are limited to 3 minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstrations are prohibited during Housing Commission meetings.
4. Cell phones to be turned off or switched to vibrate.

At 6:45 p.m. The Housing Commission will recognize the accomplishments of Commissioner Nancy W. Gormley.

AGENDA

REGULAR MEETING OF THE HOUSING COMMISSION

DATE & TIME

Wednesday, June 17, 2009, 7:00 p.m.

LOCATION

Independence Plaza Ruth Rambeau Memorial Community Room
703 Atlantic Avenue, Alameda, CA

Welcome to the meeting of the Housing Commission of the City of Alameda. Regular Housing Commission meetings are held on the third Wednesday of each month at Independence Plaza. Cell phones are to be turned off or put on vibrate.

Public Participation

Anyone wishing to address the Commission on agenda items or business introduced by Commissioners may speak for a maximum of three minutes per agenda item when the subject is before the Commission. Please file a speaker's slip with the Executive Director if you wish to address the Housing Commission.

PLEDGE OF ALLEGIANCE

1. **ROLL CALL** - Housing Commission
2. **CONSENT CALENDAR**

- Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Housing Commission or a member of the public.

- 2-A. Minutes of the Housing Commission Regular Meeting held May 20, 2009. Staff recommends acceptance.
- 2-B. Budget Variance Report. For information only.
- 2-C. Write-off of Uncollectible Tenant Accounts Receivable. Staff recommends approval to write-off the attached tenant accounts receivable totaling \$11,568.26.
- 2-D. Changing Voucher Term Extension Policy. Staff recommends the Housing Commission adopt a change to the Administrative Plan to impose limits, depending on the Housing Authority's utilization of its unit and funding allocation, to the automatic 30-day extension of the initial voucher term.
- 2-E. Recommend Award of Contract for Relocation Services. Staff recommends the Housing Commission recommend to the Board of Commissioners to:
 - 1. Approve awarding a contract to Overland Pacific & Cutler, Inc. for relocation services for an amount not to exceed \$157,000; and to
 - 2. Authorize the Executive Director to execute the contract.
- 2-F. Award Contract to Provide Office Supplies. Staff recommends awarding a one-year contract with an amount not to exceed \$60,000 to Blaisdell's for the purchase of office supplies with the option for the Housing Authority to renew the contract for up to four additional one-year terms, pending approval by the Board of Commissioners.
- 2-G. Revising Payment Standards for the Section 8 Housing Choice Voucher Program. Staff recommends the Housing Commission adopt the Success Rate Payment Standard for all unit sizes at 100% of the 50th percentile as described in this report effective July 2, 2009.

3. AGENDA

- 3-A. Quarterly Police Report. This report is provided for information only.
- 3-B. Recommendation to Acquire Two Housing Complexes from the Filipino American Community Services Agency at 745 Lincoln Avenue and 1416 Sherman Street in Alameda. Staff recommends the Housing Commission recommend to the Board of Commissioners to:
 - 1. Approve the acquisition of 745 Lincoln Avenue and 1416 Sherman Street from the Filipino American Community Services Agency; and
 - 2. Approve obtaining a loan from the City of Alameda's or the Community Improvement Commission's affordable housing in lieu fee fund or the tax

increment 20% set aside in the amount of \$360,000 at 4% interest with a term of five years amortized over 30 years; and

3. Authorize the Executive Director to execute the loan documents and close escrow for the acquisition of these two properties.

3-C. Reduction in Inclusionary Housing Unit Requirement from 25% to 15% for Redevelopment Areas. Staff recommends the Housing Commission review the recommendation to roll back the affordable housing unit requirement in redevelopment areas from 25 percent to 15 percent and develop comments to be forwarded to the City Council.

3-D. Independence Plaza Pet Policy. Staff recommends that the Housing Commission:

1. Amend the pet policy to allow the dogs currently residing on the second and third floors of Building 705 and 707 to remain in place; and,
2. Relocate these tenants with dogs (without reasonable accommodations) to the first floors in Buildings 705 and 707 as vacancies become available. This process could take months or even years.

4. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

5. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)

6. ADJOURNMENT

* * *

Note:

- * Materials related to an item on this agenda submitted to the Housing Commission after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Alameda, 701 Atlantic Avenue, Alameda, CA 94501 during normal business hours.
- * Sign language interpreters will be available on request. Please contact Carol Weaver, Executive Assistant, at 747-4325 voice or 522-8467 TDD at least 72 hours before the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in large print.
- * Audiotapes of the meeting are available on request.
- * Please contact Carol Weaver at 747-4325 voice or 522-8467 TDD at least 72 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.